

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
MONDAY, JULY 18, 2016, AT 7:00 P.M.,  
4th FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG., 888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), William Morris, Rosanne McManus and Sandra Dennies (Alternate). Present for Staff, Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:15pm

**PUBLIC HEARING**

1. **Application 216-17 – 484 PACIFIC STREET LLC, 484 PACIFIC STREET, requesting approval of Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review** requesting approval to construct a 4 ½ story, 4,670 sq. ft. addition to an existing historic building. Bonuses requested pursuant to Section 7.3 include increased office FAR, increased building height and reduced parking.

Chairman Mills opened the public hearing for application 216-17 and read the description of said application for the record.

Mr. Stein read the Planning Board referral comments for the record.

Attorney William Hennessey described the site, the existing building, previous uses and the proposed improvements. He noted that the existing building does not have an elevator, fire egress and has no restrooms on the top two floors. All of these functions will take place in the proposed addition to the building in order to make the building leasable as a modern office building. In addition a café proposed at the back of the existing building. There will also be a roof deck on the existing building adjacent to the new stairwell addition. He noted that the ghost sign of a previous use ‘Schleicher & Sons Piano’ on the building will remain.

Mr. Morris asked whether the café can be accessed from Dock Street. Attorney Hennessey replied yes, there is vehicular and pedestrian access.

Sandy Dennies asked, what will need to be done to the interior of the building.

Chairman Mills stated that Ms. Dennies is seated “for the record”.

Mark Gooding, Architect, described the architecture of the proposed addition and the restoration proposal for the existing building. He said that they wanted the addition to symbolize the

regeneration of the neighborhood. He also expressed they wanted to keep as much of the façade of the existing building exposed as possible. The architect presented an alternate illustration attempting to address some of the concerns raised by HPAC.

Eric Rains, Landscape Architect described the proposed landscape scheme.

There was a discussion regarding the proposed number of parking spaces and the requested reduction in parking recommended by the Transportation Bureau.

### **PUBLIC COMMENTS:**

Lynn Drobbin, Chair of the Historic Preservation Advisory Committee (HPAC) expressed that there had been a misinterpretation by the Planning Board and the Zoning Board of the recommendation made by HPAC and asked that the Zoning Board read the comments from HPAC into the record to avoid misinterpretation in the future. She noted that HPAC believes that they have to sign off on all 7.3 applications. The restoration of a historic structure requires a walk-through by an expert in order to establish the baseline

Renee Kahn, Former director of HPAC, noted that the application review process did not comply with the requirements for 7.3 applications. She expressed concern that she was not contacted to conduct the 7.3 review as was done in the past. Renee stated that this was an excellent modernization project but not a preservation project. She added that this could be an easy restoration project because photographic evidence and evidence on the building is present. She then described some of the noteworthy architectural features of the building. She also expressed concerns about the treatment of the façade and whether the ghost sign will be retained. She said that she is willing to work with the architect.

Elana Kullman, Architect, expressed that the building could be better thought out and cited examples of other restoration and modernization projects where the old and new buildings worked well together. She also stated that the design for the stair tower should be more pragmatic in order to adhere to the industrial aesthetic. She noted that the addition to the building has too much going on at the same time in terms of design.

Thomas Madden, Director of economic development, spoke in favor of the application. He stated that he was thrilled by the modernization. He also stated that the reduction in parking is appropriate. He agrees that the issues being raised by HPAC need to differently be considered and address through the Zoning Board conditions. He recommended approval of the application.

Attorney Hennessey responded to public comments. He expressed that all procedural requirements per Zoning Section 7.3 have been met. He also noted that the architect would be willing to meet with Ms. Renee Kahn in order to discuss HPAC's recommendations.

Chairman Mills stated that the public hearing will remain open and continue at the July 21, 2016 meeting to be held on the 6<sup>th</sup> Floor Training Room.

Chairman Mills called a recess at 9:10pm. Meeting resumed at 9:20pm.

2. **Application 216-23 – RMS MAIN STREET LLC, 900 Washington Blvd,**  
**Special Exception** requesting the modification of Special Exception Application 214-29 for approval to use the residential component of its previously approved development project for Dormitory Housing purposes.

Chairman Mills opened the public hearing application 216-23 and read the application for the record.

Mr. Stein read the Planning Board referral comments for the record.

Attorney William Hennessey introduced the project team and described the application and why a special exception is required. The original plan was for apartments with retail space below. The applicant is now requesting to change of use to dormitory housing for University of Connecticut students while also retaining the option to lease as conventional housing. He noted that there will be up to 350 student beds in the building and 128 parking spaces have been proposed. The University assumes that there will be a gradual increase in the number of spaces leased to students and anticipate 180 beds leased to students in the first year, 240 beds leased in the second year and 290-300 beds leased by the third year. If the University is unable to reach its target student occupancy they will have the option to lease.

Parking for the building was discussed. Attorney Hennessey noted that 100 parking spaces will be reserved for students, 18 additional spaces will be reserved for students at the University of Connecticut's garage, 28 parking spaces in the building will be reserved for retail. Bicycle parking will also be provided on-site. There will be 10 on-site resident advisors of housing.

Attorney Hennessey read into record a letter in support from the DSSD.

Thomas Madden, Director of economic development recommended approval of the application.

Chairman Mills closed the public hearing on application 216-23.

There was discussion of conditions of approval including a discussion of BMR requirements. The condition stating that the applicant would submit a report regarding leasing at the end of the third year was discussed. At the end of the three year period, Zoning Board staff would determine the BMR requirement. The Zoning Board found the condition agreeable. The remaining conditions were also found acceptable with minor edits.

Mr. Morris motioned to vote on application 216-23. Seconded by Ms. McManus, and carried on a vote of 5 to 0 (Mills, Morris, McManus, Stein, Dennies).

Ms. McManus moved to take agenda out of order to old business, Mr. Stein seconded and carried on a vote of 5 to 0 (Mills, Morris, McManus, Stein, and Dennies).

## **OLD BUSINESS**

1. **Application 215-19 – 432 FAIRFIELD AVENUE, LLC, 432 Fairfield Avenue, Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review,** requesting approval of Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review to construct two buildings for industrial and commercial storage totaling approximately 48,643 sf on 2.05 acres in an M-G zone with parking and site improvements. Special Exception request under Section 7.5 for site development over 40,000 s.f.  
*(Request for time extension)*

Chairman Mills read application 215-19 (time extension) for the record.

Ms. McManus moved to approved, seconded by Mr. Mills and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Dennies)

2. **Application 215-21 – BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue, Special Exception and Final Site & Architectural Plans,** requesting approval of Special Exception and Final Site & Architectural Plans to construct additional programming space and a new gymnasium for a total of 60,580 s.f. at an existing building on 0.86 acres at 347 Stillwater Avenue in an R-6 zone with parking and site improvements. Improvements also to abutting Lione Park with new play equipment, sport courts and multi-purpose fields. Special Exception request under Definition 81.1 “Public Youth Services Agency”.  
*(Request for time extension)*

Chairman Mills read application 215-21 (time extension) for the record.

Ms. McManus moved to approved, seconded by Mr. Morris and carried on a vote of 5 to 0

Ms. McManus moved to take agenda out of order to pending applications seconded Mr. Morris and carried on a vote of 5 to 0 (Mills, Morris, Stein, Dennies, McManus)

## **PENDING APPLICATIONS:**

1. Appl. 216-10 – EMPIRE WEST AVE, LLC, 220 WEST AVE, 18 PIAVE ST and 143 LEON PLACE - Special Exception and Site / Architectural / Requested Use

Application 216-10 continued for discussion on Thursday, July 21, 2016 in the 6<sup>th</sup> floor Training Room.

2. **CSPR-1007– 20 DEAN STREET LLC, c/o BRENDAN BRADY**, The proposed project includes the demolition of the existing garage and driveway and the renovation of the existing dwelling, construction of two single-family dwellings, a new driveway and associated site improvements. Property is located in the CAM.

Chairman Mill read the application CSPR -1007 for the record

Ms. Mathur presented the application and summarized the approval conditions recommended by Ms. Mathur, Associate Planner. After a brief discussion, Mr. Morris moved to approve with the draft conditions dated (7/15/16) recommended by Ms. Mathur, Associate Planner, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Dennies)

Mr. Morris moved to resume the public hearing, seconded by Ms. MsManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Dennies)

3. **Application 216-24 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Text Change**, Amend Subsection of Article III, Section 9 - I (Mill River District).
4. **Appication 216-25 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd** – Map Change, Applicant proposes to change approximately 4.95 acres (including 0.35 acres of City rights-of-way) in Blocks 6 & 7. Currently zoned R-5/C-G - Proposed change to MRD-D.
5. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Costal Site Plan Review**, – requesting approval of Special Exception, General Development and Costal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park.

Chairman Mills opened the public hearing application 216-24, 216-25 & 216-26 and read the application for the record

Mr. Stein read the Planning Board referral comments for the record.

Attorney William Hennessey described the site, zoning and existing plans including the Mill River plan, master plan. He also described the property swaps with the City of Stamford and the series of steps needed to complete this application.

Lisa Fienberg, Attorney described a revised application which incorporates revisions to the proposed driveway per discussion with the neighboring Clinton Condominiums.

Andy, representative of Mill River Collaborative stated that the Mill River Collaborative will be able to stage the construction of the River Walk on the RBS site per their agreement with the collaborative. Therefore the timing of approvals was important for the collaborative as well.

Chairman Mills stated that the public hearing on applications 216-24, 216-25 & 216-26 will be continued on Thursday, July 21, 2016 in the 6<sup>th</sup> floor Training Room.

### **REGULAR MEETING**

#### **APPROVAL OF MINUTES:**

Minutes for Approval: July 11, 2016. Mr. Morris moved to approve the minutes as submitted, seconded by Mr. Stein and carried unanimously on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Dennies).

#### **ADJOURNMENT**

Mr. Stein moved to adjourn the meeting, seconded by Ms. Dennies and unanimously approved 5 to 0 (Mills, Morris, Stein, McManus, Dennies).

The meeting was adjourned at 11:30 pm.

Respectfully submitted,

David Stein, Secretary  
Stamford Zoning Board